

Exhibited

This planning application is open for
public comment until
27 July 2026

Reference no	PLN-26-0136
Site	827 HOBART ROAD BREADALBANE
Proposed Development	Outbuilding extension to existing warehouse & relocation of fire water tanks
Zone	21.0 Agriculture
Use class	Resource processing

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



Exhibited

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE
(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

Office Use Only:

The Proposal

Description of proposal:

To extend the existing warehouse as shown on the proposed plans and relocate fire water tanks.

The extension will be the same height, and material as the existing building. The use is for additional storage for the current facility, with no additional staff required. Due to this, the existing staff amenities and parking are sufficient within the admin building.

Driveway construction material: No change

The Land

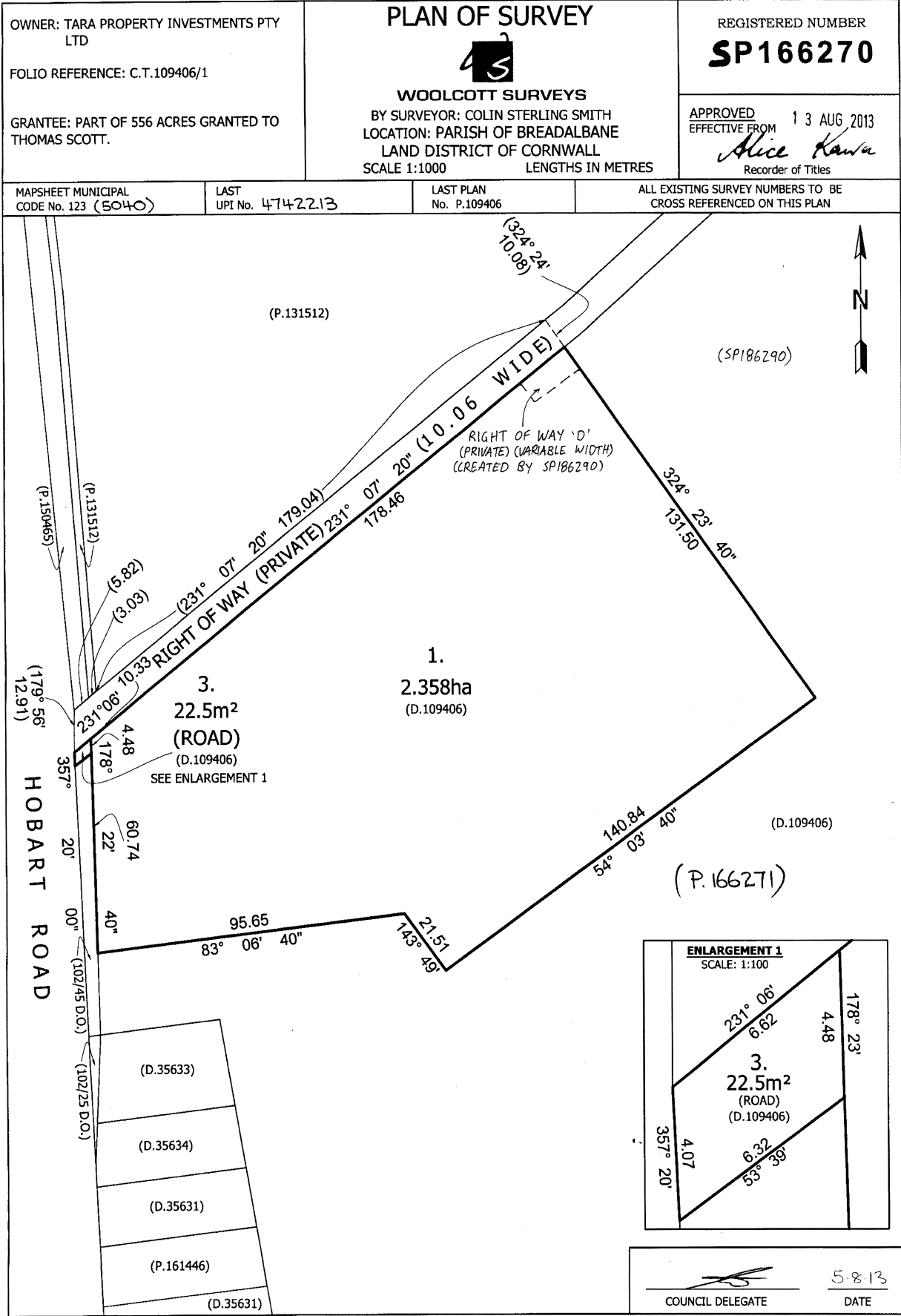
Site address: 827 Hobart Rd, Breadalbane TAS

Title reference: C/T: 166270/1

Existing buildings on site: Admin Building, Warehouse, Shed, Silos

Existing use of site: Warehouse/Workshop & Office

**Applicant justification of any variation/discretion to the
*Tasmanian Planning Scheme – Northern Midlands***



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PLANNING SCHEME DATA

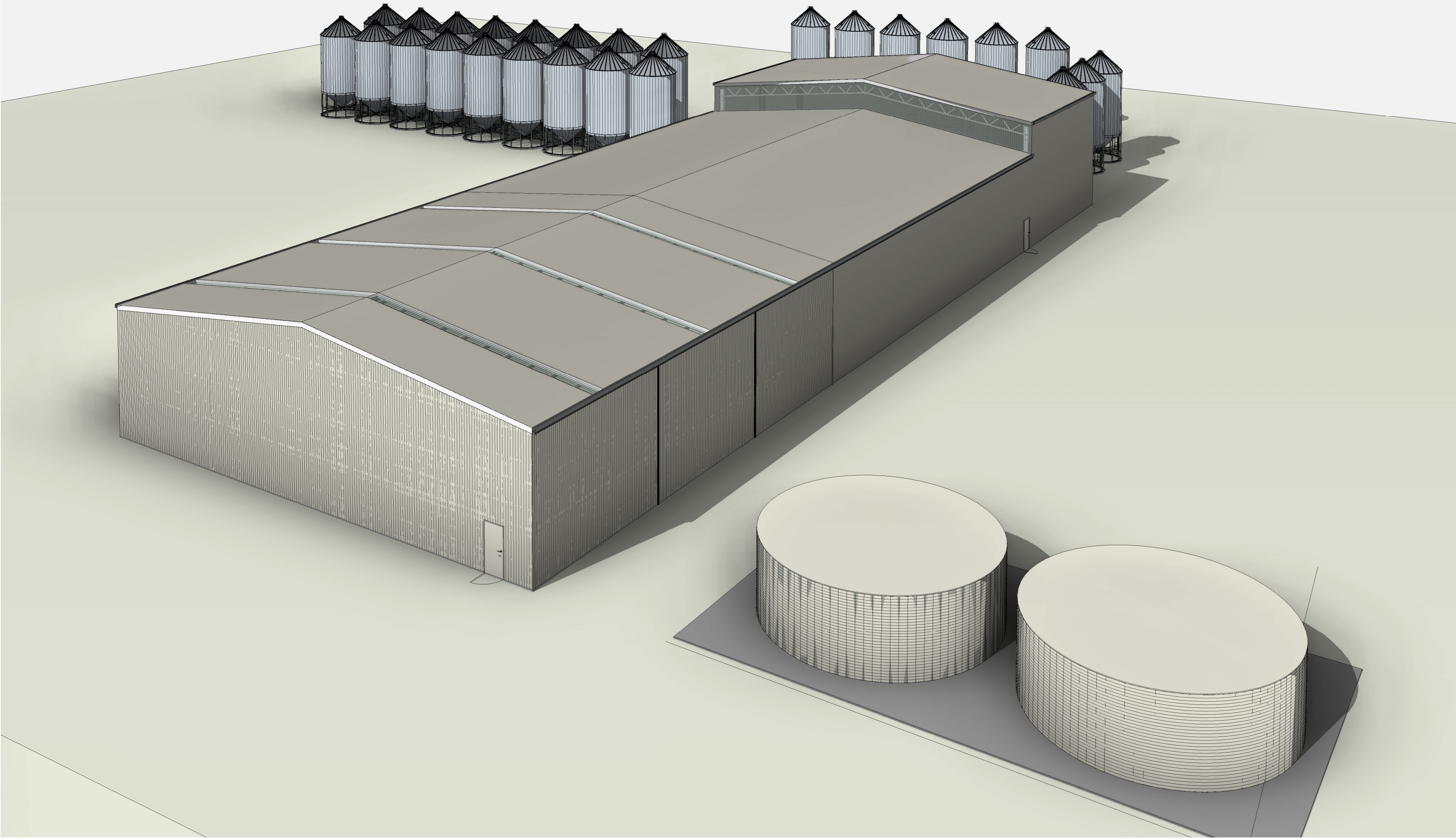
LOCAL AUTHORITY:	NORTHERN MIDLANDS COUNCIL
LAND TITLE REFERENCE:	166270/1
PROPERTY IDENTIFICATION (PID):	3250734
ELEV(AHD):	174m
PLANNING ZONE:	AGRICULTURE
PLANNING CODES OVERLAY:	AIRPORT NOISE EXPOSURE AREA, AIRPORT OBSTACLE LIMITATION AREA, BUSHFIRE-PRONE AREAS, ATTENUATION AREA

CONSTRUCTION DATA

NCC BUILDING CLASSIFICATION:	7B
CONSTRUCTION TYPE:	C
DESIGN WIND SPEED:	N3
SOIL CLASSIFICATION:	T.B.C
CLIMATE ZONE:	7
BUSHFIRE ATTACK LEVEL:	N/A
ALPINE AREA (900M ABOVE AHD):	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	YES
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
LANDFILL:	NO
ORG LEVEL:	75MM ABOVE GROUND

ARCHITECTURAL DRAWING INDEX

SHEET	SHEET NAME	CURRENT REVISION
BA-01	COVER SHEET	DA1
BA-02	SITE PLAN	DA1
BA-04	ELEVATIONS	DA1
Grand total: 3		



ISSUED FOR APPROVAL
PROPOSED WAREHOUSE EXTENSION

RICHARD GARDNER - SEEDHOUSE TAS
827 HOBART ROAD, BREADALBANE

DA1	ISSUED FOR APPROVAL	29/06/26
revision:	description:	drawn: date:



CLIENT:
RICHARD GARDNER
SEEDHOUSE TASMANIA

PROJECT ADDRESS:
827 HOBART ROAD
BREADALBANE, TAS, 7258

COVER SHEET

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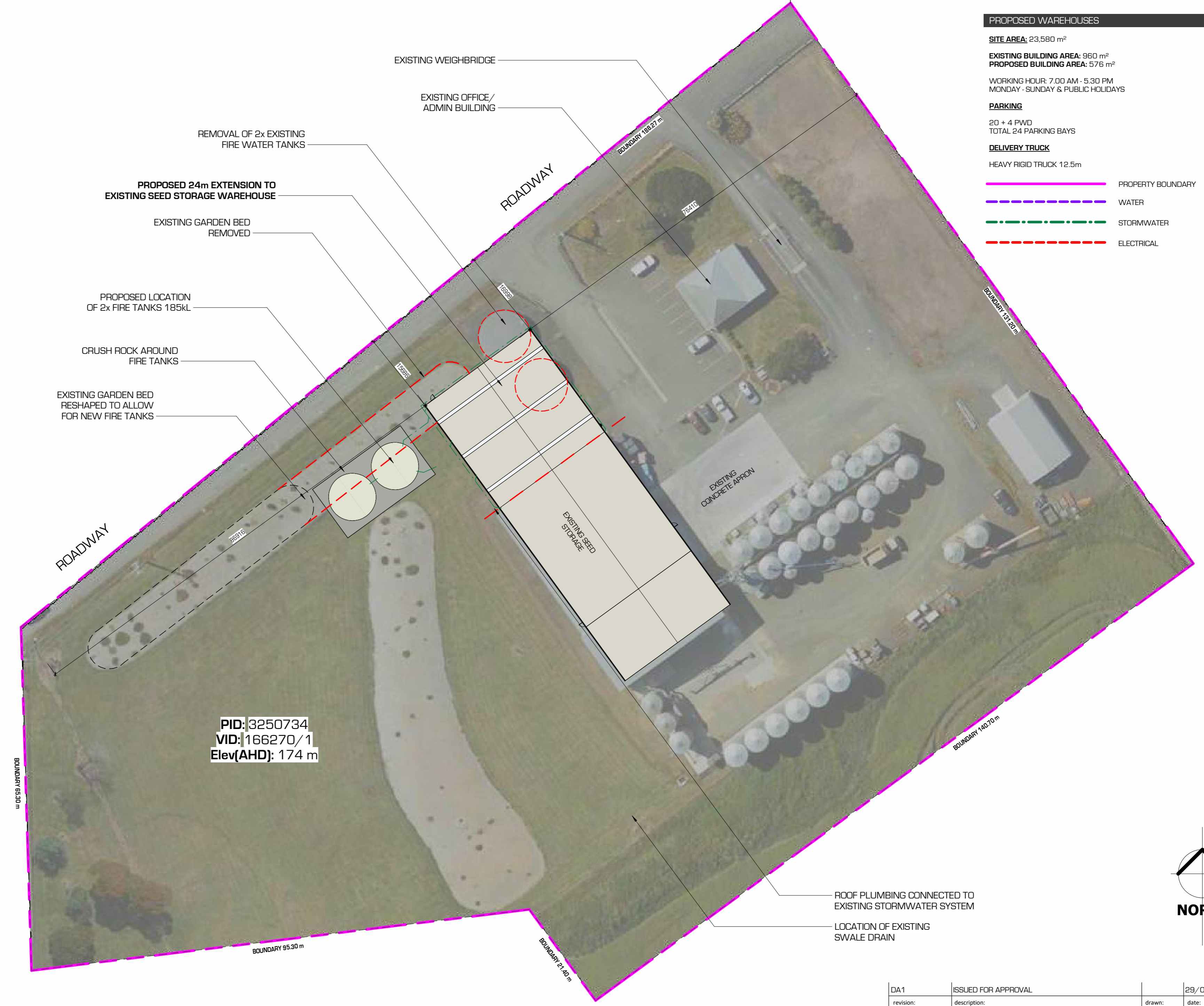
PROJECT NAME
6484 RURAL STORAGE BUILDING

REV DA1 SHEET A2

BA-01

HEAD OFFICE: 34835 Tasman Highway, Scottsdale Tas 7260

HOBART ROAD



- EXISTING WEIGHBRIDGE
- EXISTING OFFICE/ADMIN BUILDING
- REMOVAL OF 2x EXISTING FIRE WATER TANKS
- PROPOSED 24m EXTENSION TO EXISTING SEED STORAGE WAREHOUSE
- EXISTING GARDEN BED REMOVED
- PROPOSED LOCATION OF 2x FIRE TANKS 185KL
- CRUSH ROCK AROUND FIRE TANKS
- EXISTING GARDEN BED RESHAPED TO ALLOW FOR NEW FIRE TANKS

PID: 3250734
 VID: 166270/1
 Elev(AHD): 174 m

PROPOSED WAREHOUSES

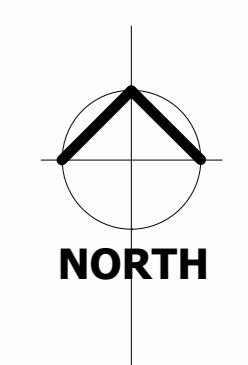
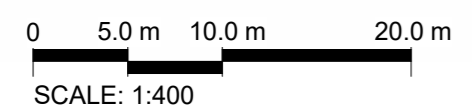
SITE AREA: 23,580 m²
EXISTING BUILDING AREA: 960 m²
PROPOSED BUILDING AREA: 576 m²
 WORKING HOUR: 7.00 AM - 5.30 PM
 MONDAY - SUNDAY & PUBLIC HOLIDAYS

PARKING
 20 + 4 PWD
 TOTAL 24 PARKING BAYS

DELIVERY TRUCK
 HEAVY RIGID TRUCK 12.5m

- PROPERTY BOUNDARY
- - - - - WATER
- · - · - STORMWATER
- - - - - ELECTRICAL

ROOF PLUMBING CONNECTED TO EXISTING STORMWATER SYSTEM
 LOCATION OF EXISTING SWALE DRAIN



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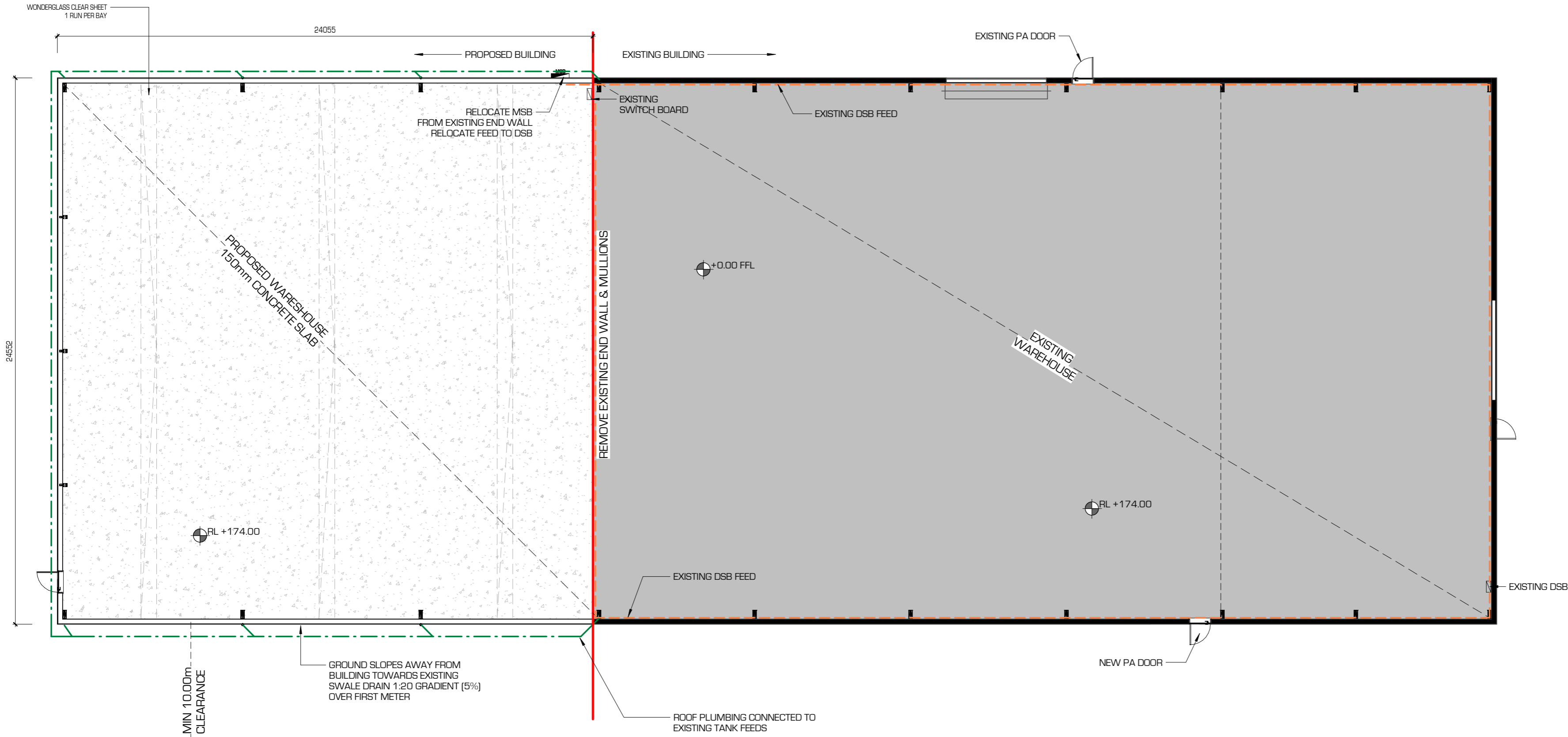
SITE PLAN

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REV DA1 SHEET A2

BA-02



SITE FEATURES LEGEND	
---	PROPERTY BOUNDARY
⊕	SITE DATUM
- - -	EASEMENT
---	SEWER - UNDERGROUND
---	SEWER - ABOVE GROUND
---	SEWER - EXISTING
---	WATER
---	STORMWATER
---	ELECTRICAL

ELECTRICAL LEGEND	
⊕	SUBBOARD
⊕	MAIN SWITCHBOARD

BUILDER TO CONSULT WITH CLIENT/S ABOUT ALL ELECTRICAL WORK PRIOR TO COMMENCING CONSTRUCTION. ALL LIGHTING SHOWN IS INDICATIVE ONLY AND TO BE REVIEWED AND APPROVED WITH BUILDER.

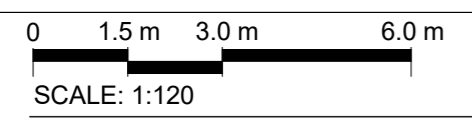
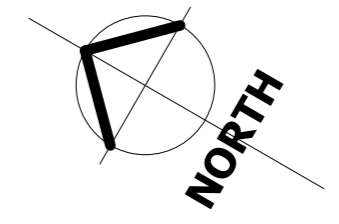
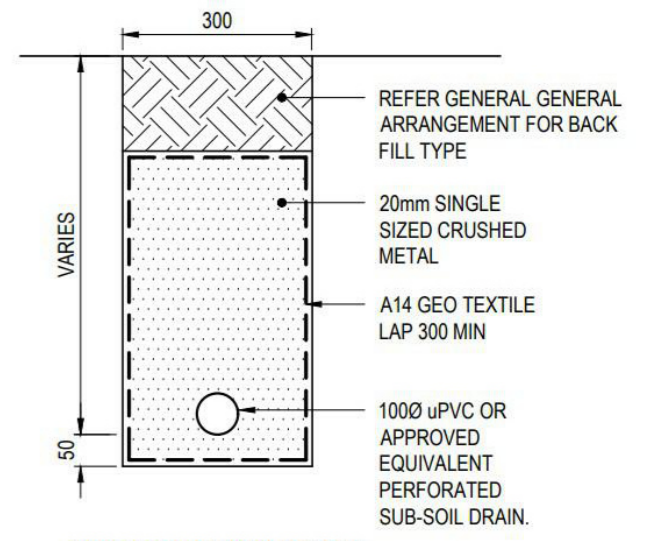
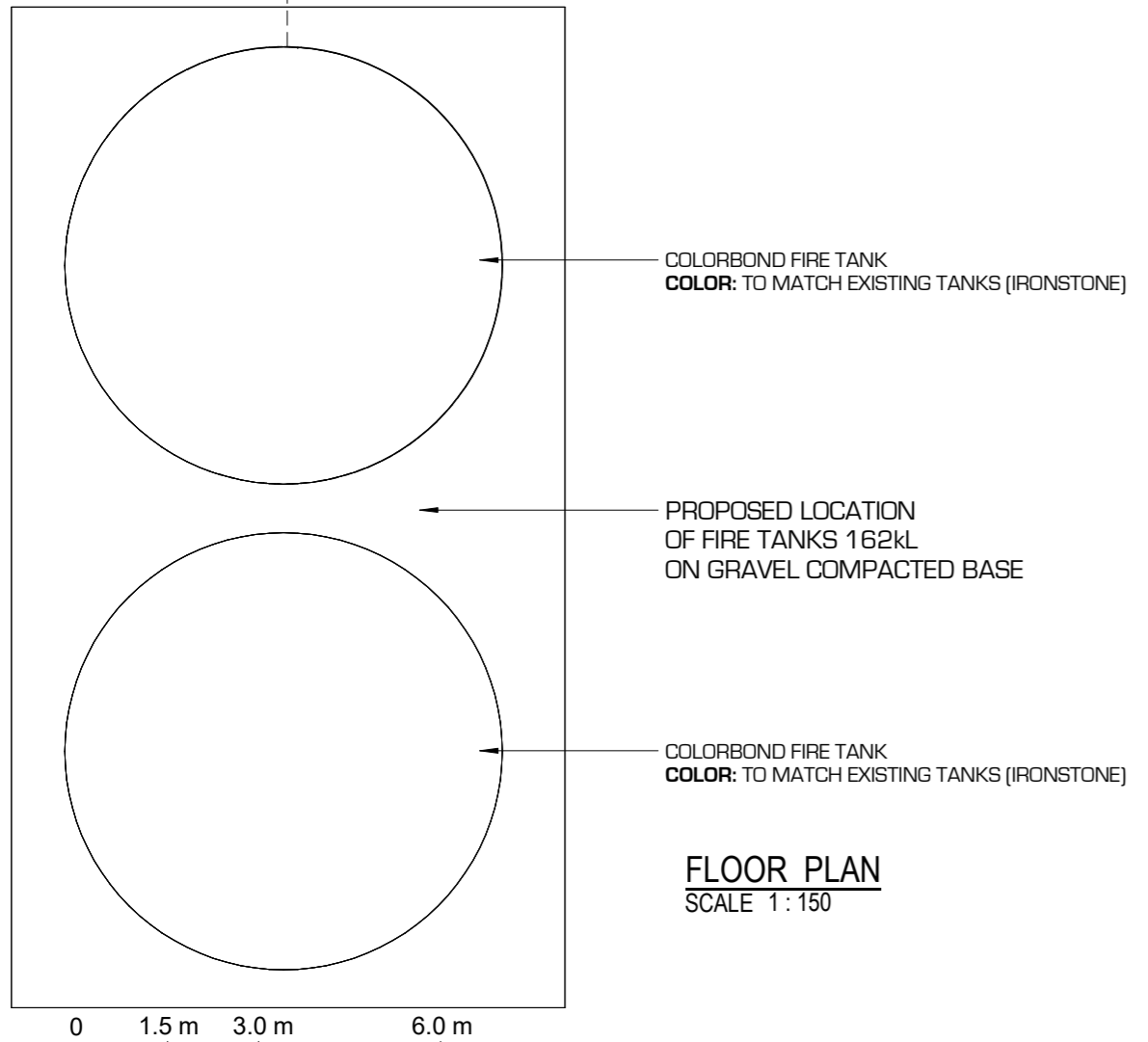
SLABS & FOOTINGS
 ALL CONCRETE PREPARATION, INCLUDING EXCAVATIONS AND PLACEMENT OF REINFORCEMENT, MUST BE INSPECTED AND APPROVED BY THE COUNCIL BUILDING INSPECTOR AND/OR ENGINEER PRIOR TO POURING ANY CONCRETE. REFER TO ENGINEERS' DRAWINGS FOR FOOTING AND CONCRETE SLAB DETAILS. REFER TO SOIL REPORT FOR SITE CLASSIFICATION AND MAINTENANCE REQUIREMENTS.

PLUMBING NOTES:
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500 & THE TASMANIAN PLUMBING CODE AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

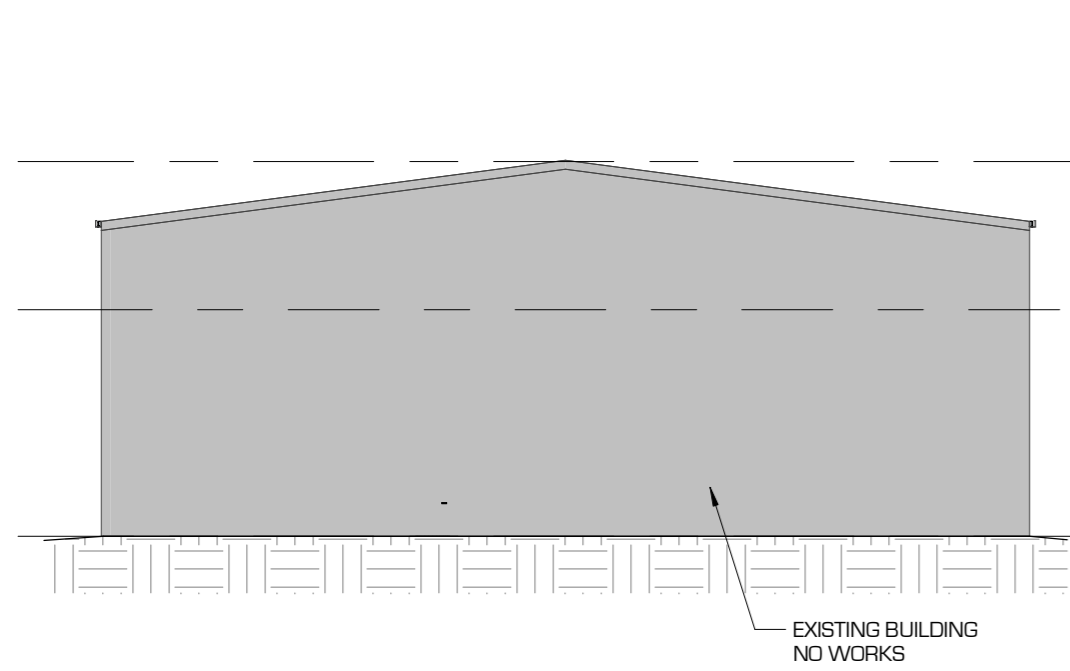
- LEGEND OF DIAMETERS**
 TROUGH = 50mm
 SINK = 50mm
 BATH = 40mm
 BASIN = 40mm
 SHOWER = 50mm
 WC = 100mm
 VENT PIPE = 50mm
 SEWER STACK PIPE = 100mm DIA uPVC
 SEWER PIPE = 100mm DIA uPVC

ALL DRAINS TO BE SET IN 12mm BLUEMETAL WITH MINIMUM DEPTH OF 500mm ALL TO AS3500 PLUMBING & DRAINAGE

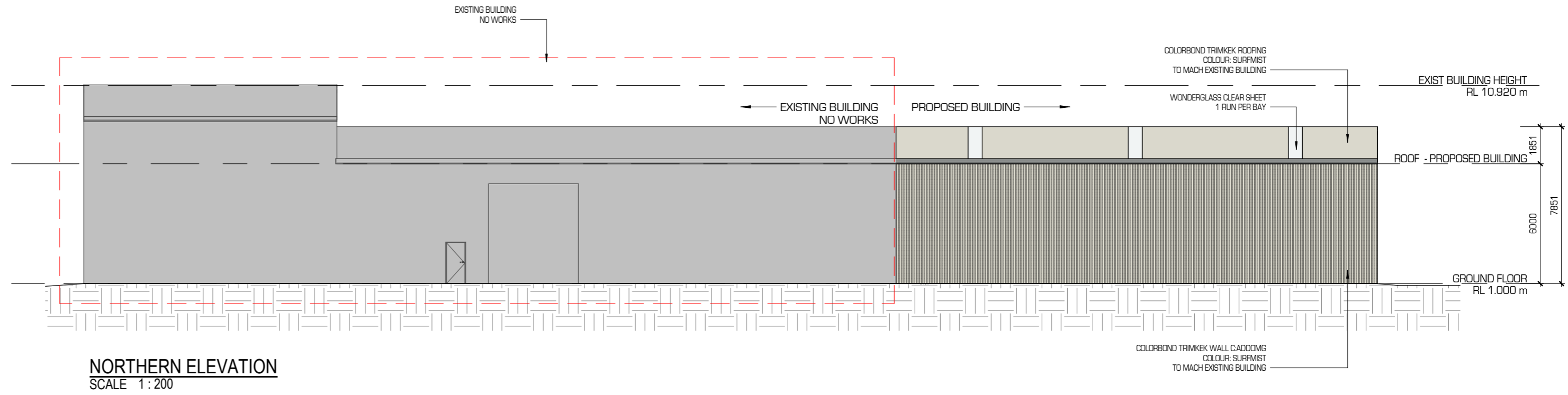
PLACE A SLOTTED SUB-SOIL DRAIN BEHIND GROUND FLOOR WALL, WHERE NECESSARY, CONNECT TO EXISTING STORM WATER PIPE.



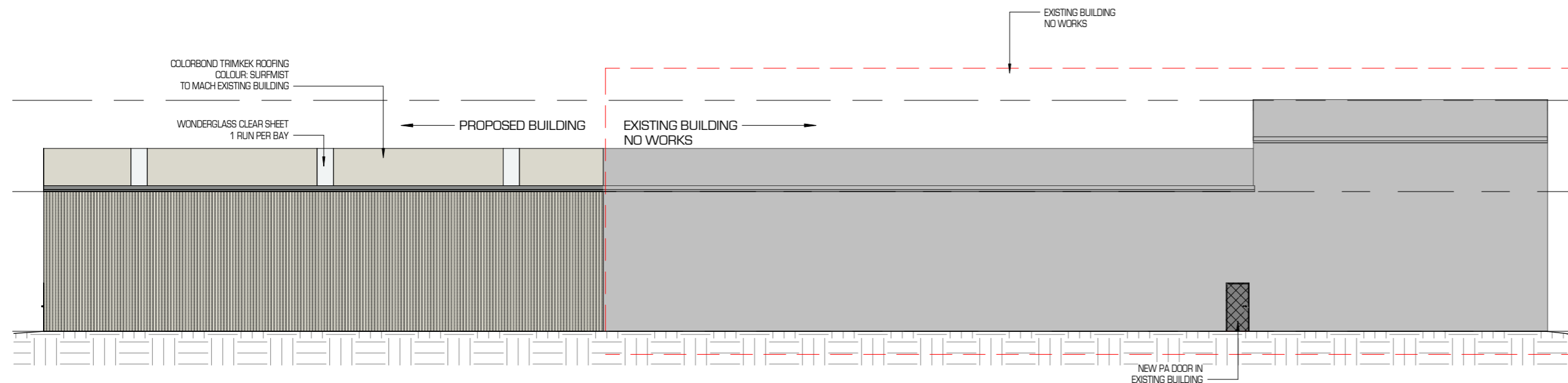
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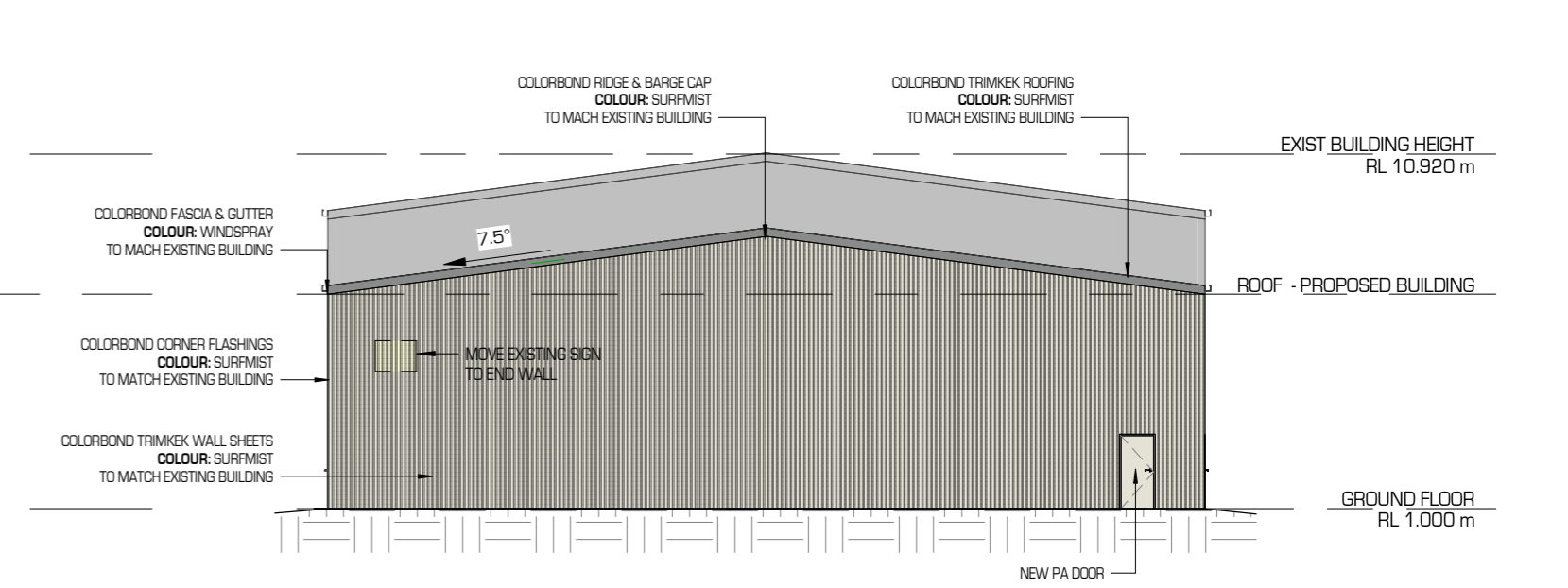
EASTERN ELEVATION
SCALE 1:200



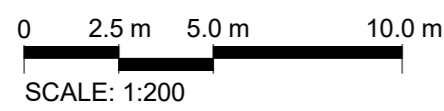
NORTHERN ELEVATION
SCALE 1:200



SOUTHERN ELEVATION
SCALE 1:200



WESTERN ELEVATION
SCALE 1:200



SCALE: 1:200

CLIENT:
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SEEDHOUSE TASMANIA

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ELEVATIONS

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REV DA1 SHEET A2

BA-04